



# PLANNED DEVELOPMENT (PD) Zoning Submittal Guidance

## Purpose and Intent of the Planned Development District:

The Planned Development (PD) District is established to provide an alternative to the base zoning districts and special zoning districts established by the Ennis Unified Development Ordinance. The PD district is intended to accomplish the following:

- (a) To permit greater flexibility for new development or redevelopment projects to best utilize the physical features of the particular site in exchange for greater public benefits that would otherwise be achieved through development under this Ordinance.
- (b) To ensure that any development impact that occur through the use of greater flexibility in development standards and uses are offset by public benefits and any negative impacts are mitigated to the extent feasible so as minimize the impacts on adjoining properties.
- (c) To encourage the provision and preservation of meaningful and usable open space.
- (d) To encourage innovative and integrated design of buildings and uses within a larger master planned context of the PD district.

*Ref. Unified Development Ordinance, Sec. 4.6.2*

## Allowed Uses in Planned Development Districts:

An application for a PD shall specify the use or combination of uses proposed. Uses allowed in the Planned Development district shall be limited to those specified in the Development Standards that will be included in the ordinance establishing the district. The Development Standards document should be written to include permitted, prohibited and Specific Use Permit uses. Please ensure to include accessory uses.

## Concept Plan Required:

If submitting for Planned Development zoning, a separate concept plan must be applied for and submitted per Sec. 3.3.4 of the Unified Development Ordinance (excerpt below).

A Concept Plan application shall include the following:

- i. A statement indicating the ownership of all interest in the property included in the Concept Plan, with the written consent of all owners.
- ii. A master plan indicating the broad concept of the proposed development, its conformance to the zoning district standards, any sub-districts, the location of different land uses and the location of major streets, blocks, or other area devoted to each use. The Concept Plan may show the area proposed to be subdivided and platted as allowed for in this Ordinance. The plan shall indicate:
  1. Generally, where each type of use will be located in the development and the total acreage devoted to each use. Label proposed uses on the plan appropriately.
  2. Major internal circulation systems, locations of roadways, locations of trails, trail amenities, bicycle paths, etc.
  3. Areas designated for residential uses shall indicate the maximum number of dwelling units per gross acre to be permitted for each residential area proposed including sizes of building lots and types of dwelling units anticipated.
  4. Acreage and location of any open space, civic spaces and school sites including whether each open/civic space will be privately owned (common area for residents only) or dedicated to public use.  
**Open/ common area amenities should be included in phase 1 of development.**
  5. A parking demand analysis for the mix of uses proposed to support the on-street and off-street parking proposed in the development.
  6. Illustrations depicting the general development character of the project including architectural renderings and elevations.



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7. Provision for public (water, sewer, storm water) and private utilities (telecommunications, natural gas, electric) as required by other articles in this Ordinance, adopted master plans and the most current version of the city's Infrastructure Design Standards.
- iii. ***In the case of Concept Plan for a PD, if the applicant is proposing to create different development standards than the ones specified in this Ordinance, in addition to the above standards, the application shall include:***
  1. ***Development standards and other restrictions proposed by the applicant to be applied to each sub-district or proposed use or specific area similar to standards in the zoning districts contained in this Ordinance including: building setbacks, height limits, access requirements and grade or slope restrictions, special provisions addressing sensitive areas, parking requirements, landscape requirements, architectural design standards, street graphic regulations, impervious surface and floor area ratios.***

Development Standards should be written and formatted in a similar fashion to the Ennis Unified Development Ordinance (UDO). Address UDO Articles IV, V, VI, VII, VIII, IX in the proposed Development Standards document.
  2. ***Demonstrate through written explanation and graphic material, how the character of the development as a result of the modified standards will be superior in terms of mixed use, walkability, and landscape quality to that produced by the existing standards. Graphic material shall include building elevations, renderings, and sketches to illustrate development character and quality.***
  3. ***Graphic illustrations and written explanations of how the revised PD addresses the specific constraints and opportunities of the site and surrounding area in a superior manner to what might be accomplished without the PD standards.***
- iv. A regional location map showing the relationship of the site to connecting roadways, public utilities and adjoining land uses.
- v. A site map illustrating site boundaries, acreage, any existing structures and existing zoning.
- vi. A site topographic map showing any steep slopes (slopes over 10% grade at an appropriate scale), major vegetation elements, streams, rivers, ditches, and areas subject to one- hundred-year flooding.
- vii. A non-binding development schedule indicating the improvements included in each phase and the approximate dates when construction of the various stages of the development is anticipated to begin and be completed.
- viii. Copies of any special private covenants, conditions and restrictions which will govern any use or occupancy within the development. The applicant may also impose additional covenants, conditions, and restrictions on any particular area during the subdivision process.
- ix. Evidence that the development has been designed with consideration of the site's natural environment and the surrounding area and does not unreasonably impact wildlife, natural vegetation, or unique natural or historic features.
- x. A daily and peak hour trip generation and directional distribution report (traffic impact analysis) by use.
- xi. The applicant may submit any other information or exhibits which he/she deems pertinent to the evaluation of the proposed Concept Plan.



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## Additional Notes:

- A request for zoning change to Planned Development (PD) requires two separate applications:
  1. Zoning
  2. Concept Plan
- Applications may be submitted through the online portal: <https://ennistx.portal.opengov.com/>
- Please ensure that all required items are included in the submissions. If you have questions or would like to discuss a new proposed Planned Development, please call the Planning, Development and Inspections Department at (972) 875-6442.